



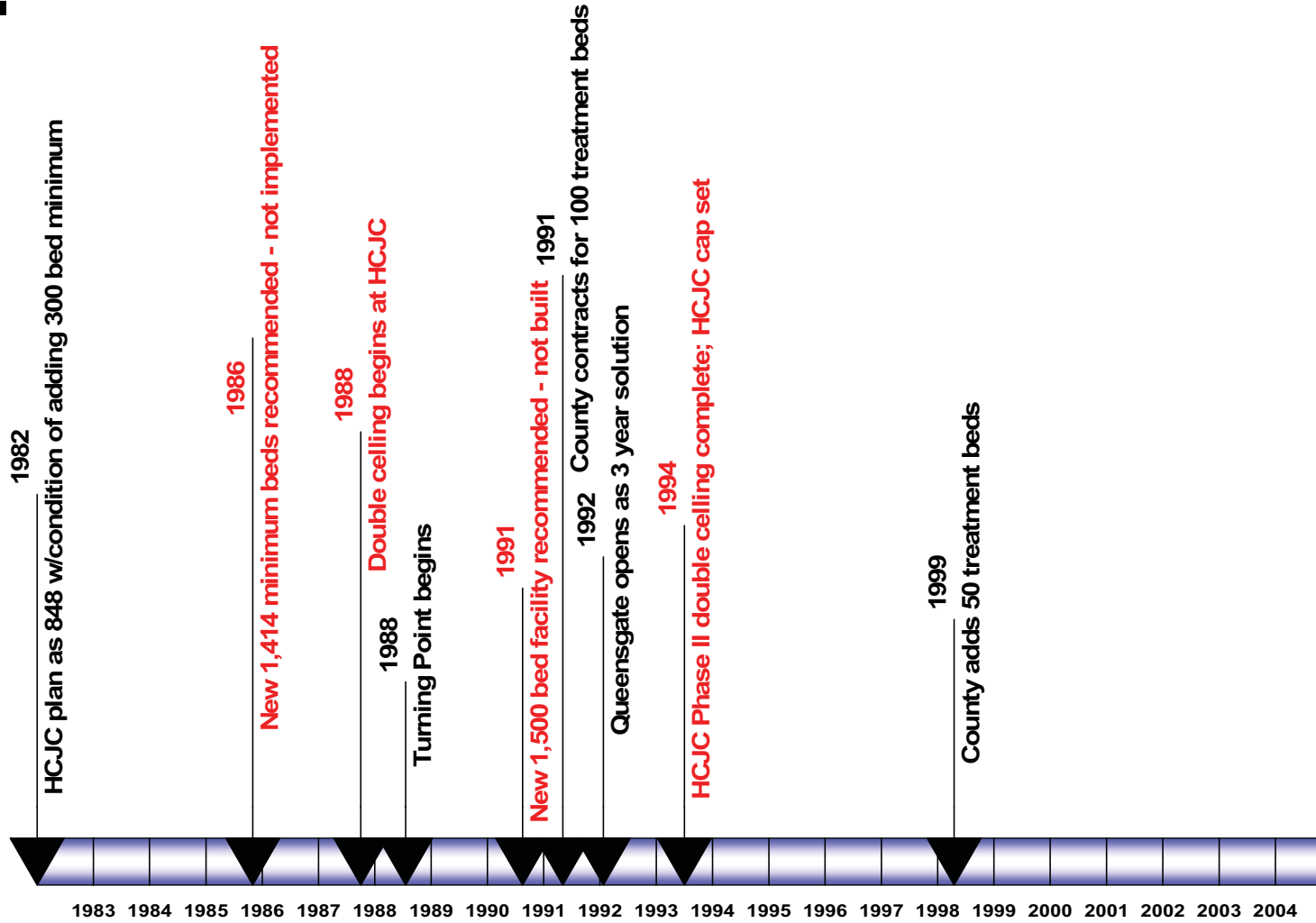
Hamilton County, Ohio

Correctional Master Plan
Pre-architectural Program
Analysis of Options

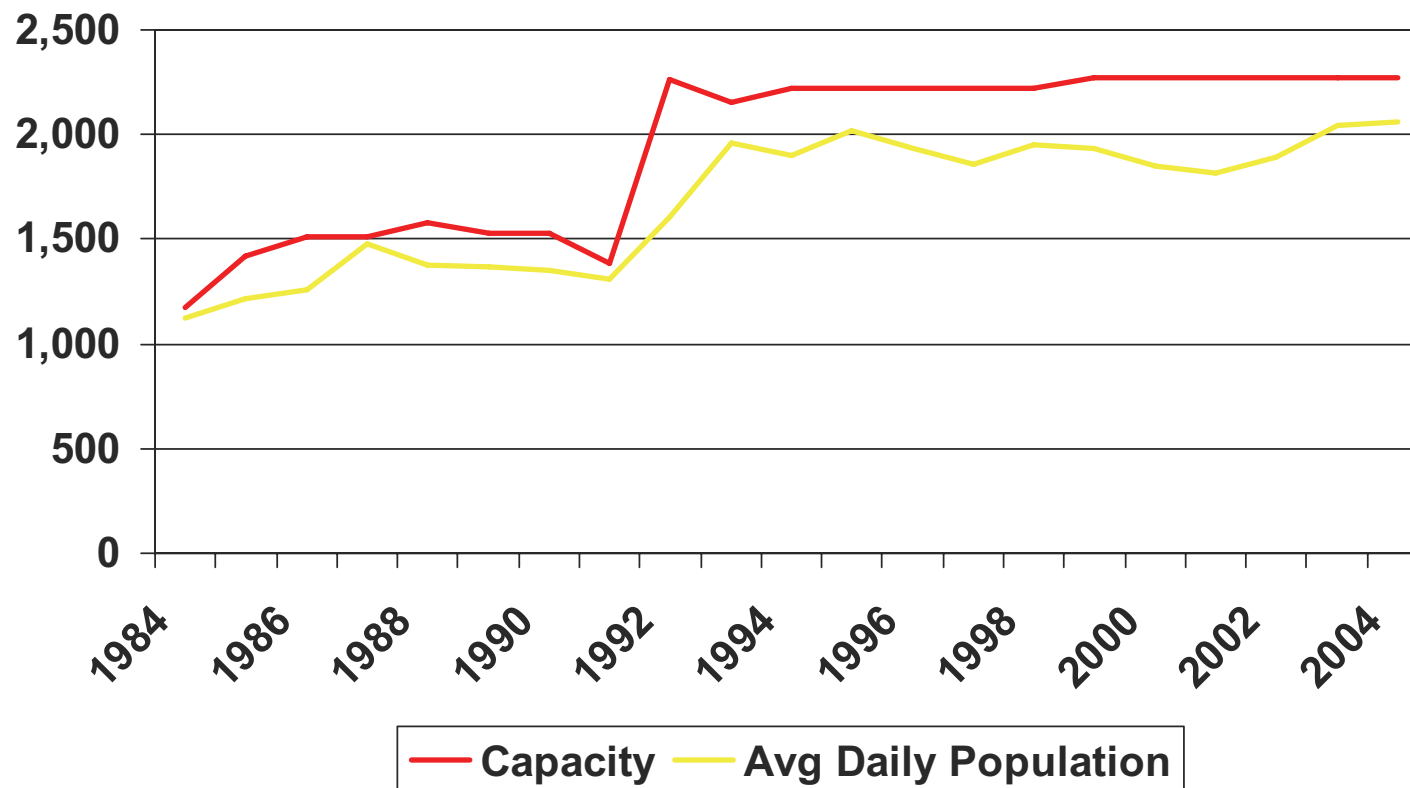
[Presentation Overview]

- What are the key findings?
- What are the actions needed?
- What are the efficiencies obtained?
- What is the recommendation?

Key Findings: Prior Planning Efforts

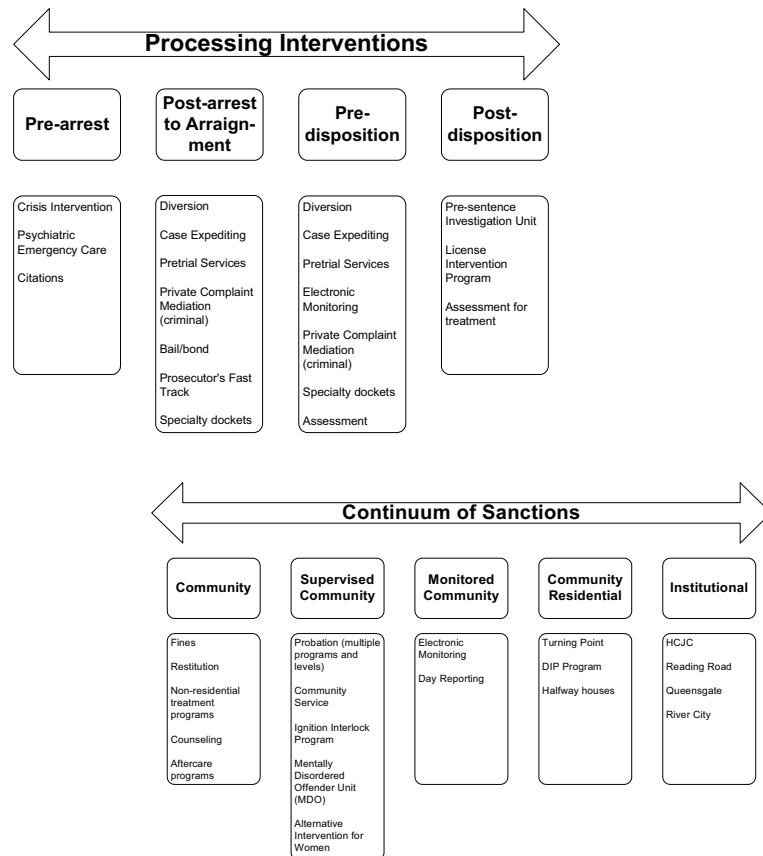


Key Findings: Prior Planning Efforts



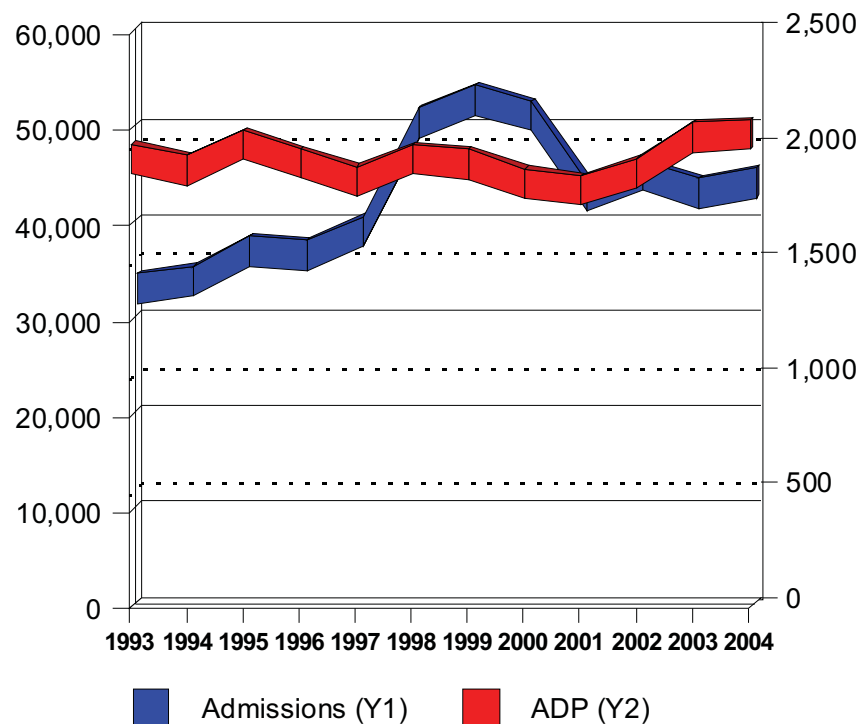
This is not a new problem. Alternatives to incarceration have been implemented, but facility recommendations have not.

Findings: Alternatives to Incarceration



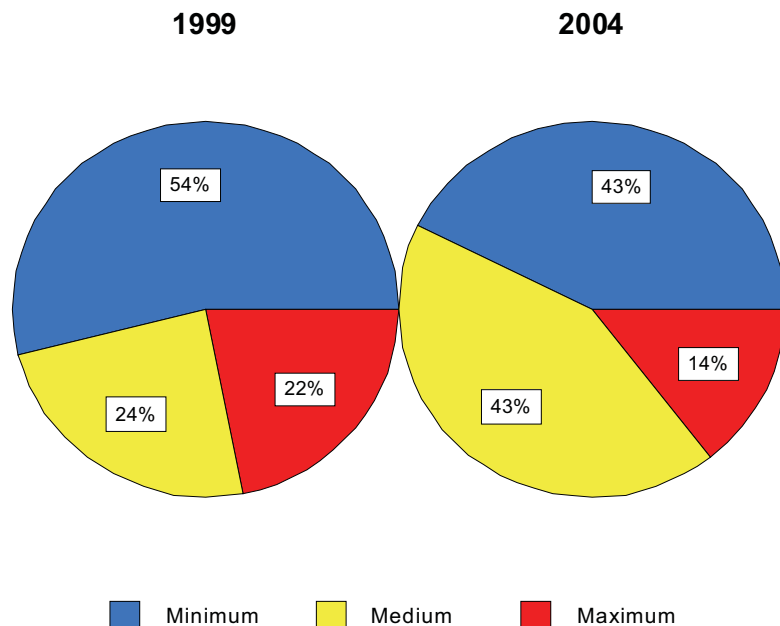
- Full array of alternatives to incarceration
- Highly efficient case processing
- Higher risk inmates are not candidates
- Fewer low risk inmates entering the system

Findings: The Jail Population



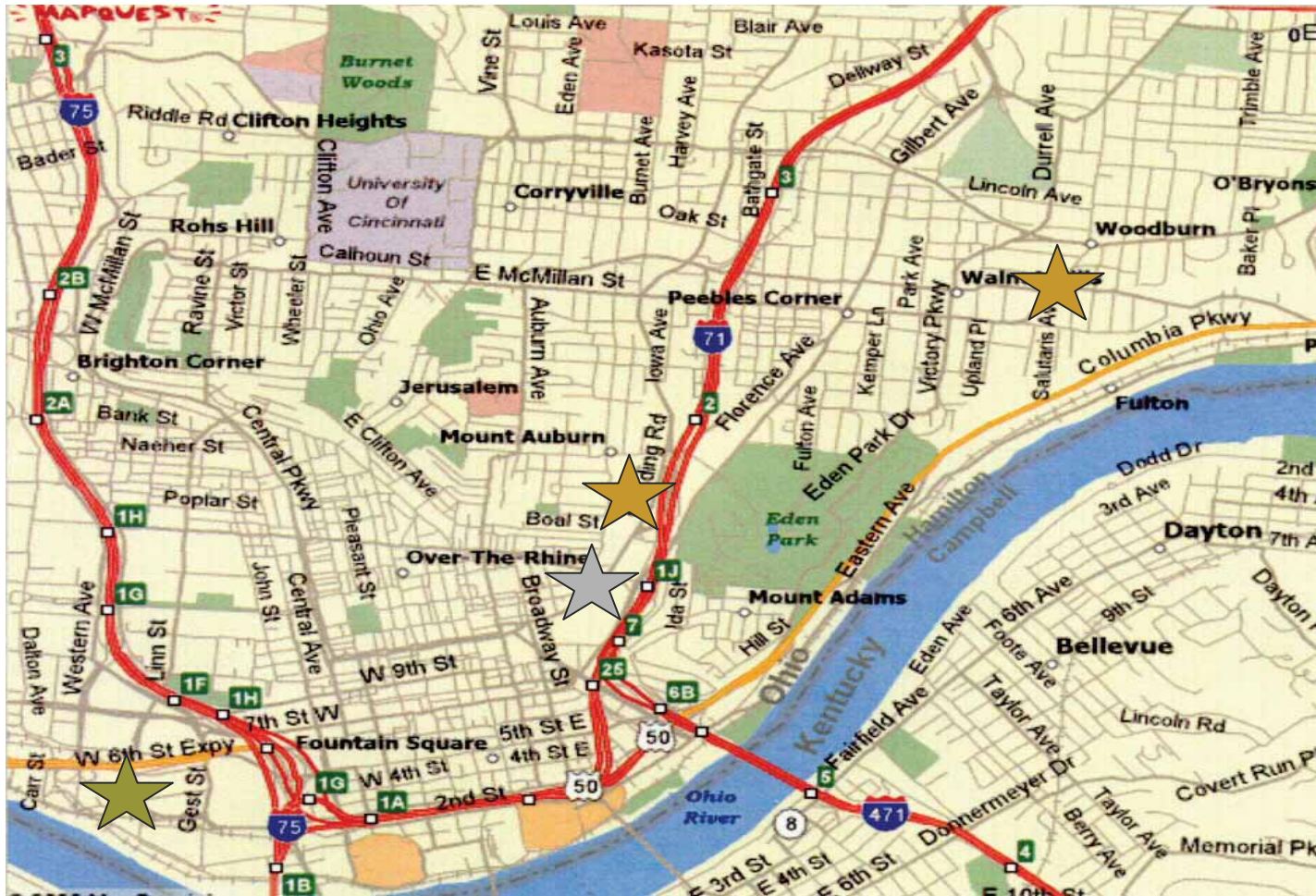
- Jail admissions are ***decreasing***
- Jail average daily population is ***increasing***
- Jail length of stay is ***increasing***
- Use of jail population “release valves” is now ***routine***

Findings: Jail Population Changes

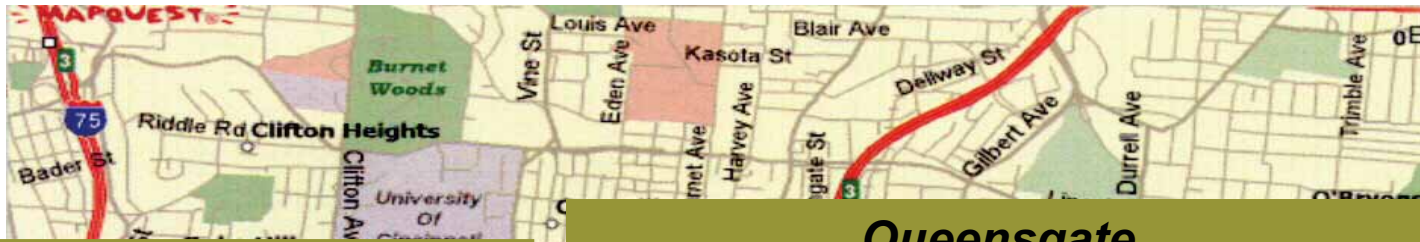


- More likely to be charged with serious offenses (violence, drugs and weapons)
- More likely to present a risk to the community
- Less likely to be released pretrial
- More charges and more complex cases
- More likely to have special needs/mental health issues

Findings: Facilities



Findings: Facilities



Queensgate

Owned by CCA

Capacity = 822

Designed for minimum; 50% are now medium or higher

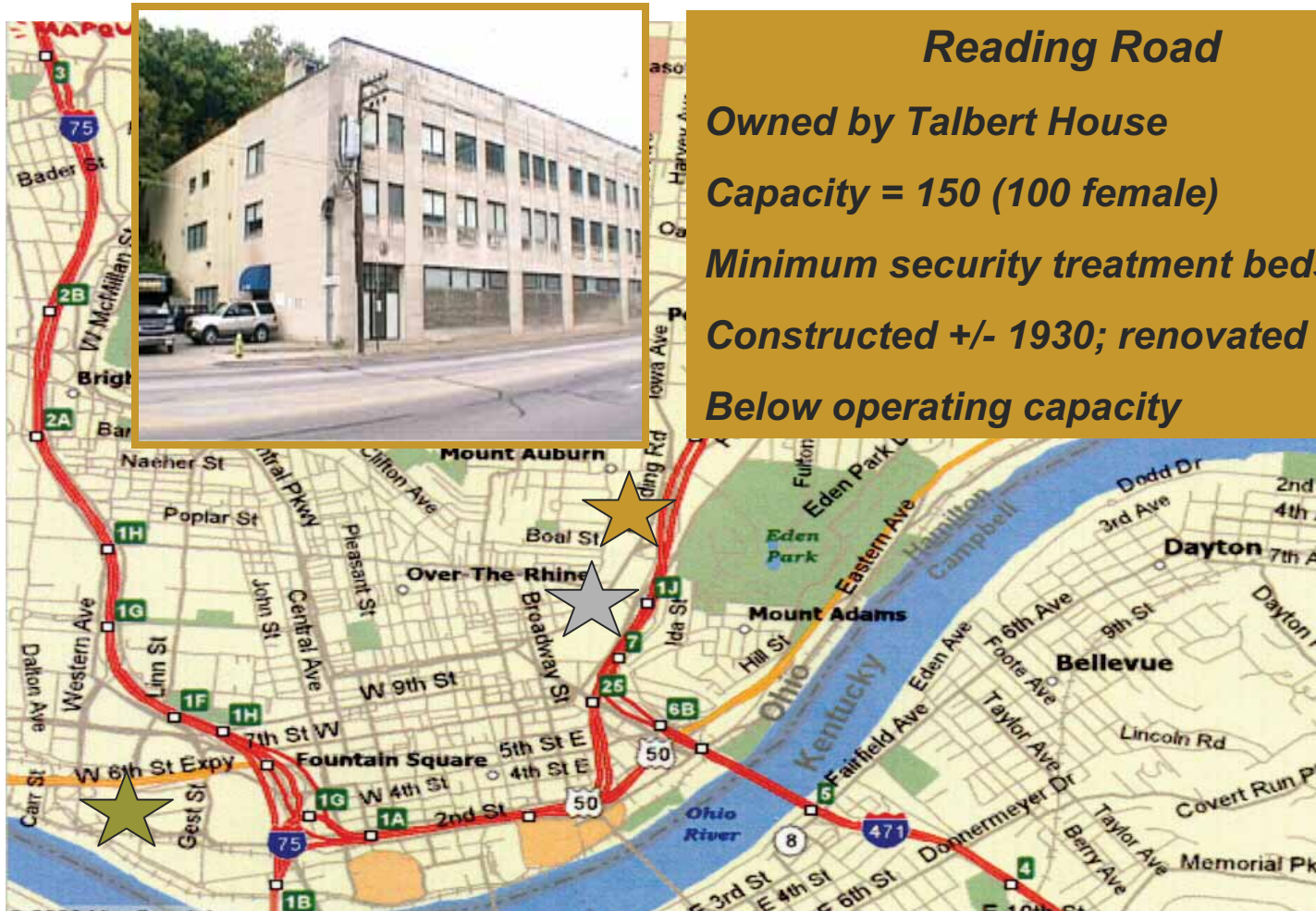
Constructed 1900; renovated 1991

Multiple variances

At or below operating capacity



Findings: Facilities



Reading Road

Owned by Talbert House

Capacity = 150 (100 female)

Minimum security treatment beds

Constructed +/- 1930; renovated 1991

Below operating capacity

Findings: Facilities



Findings: Facilities

HCJC

Owned by County

***Capacity = 848 single, 1,240 w/
double celling***

All classifications

Constructed 1985

Above operating capacity w/cap

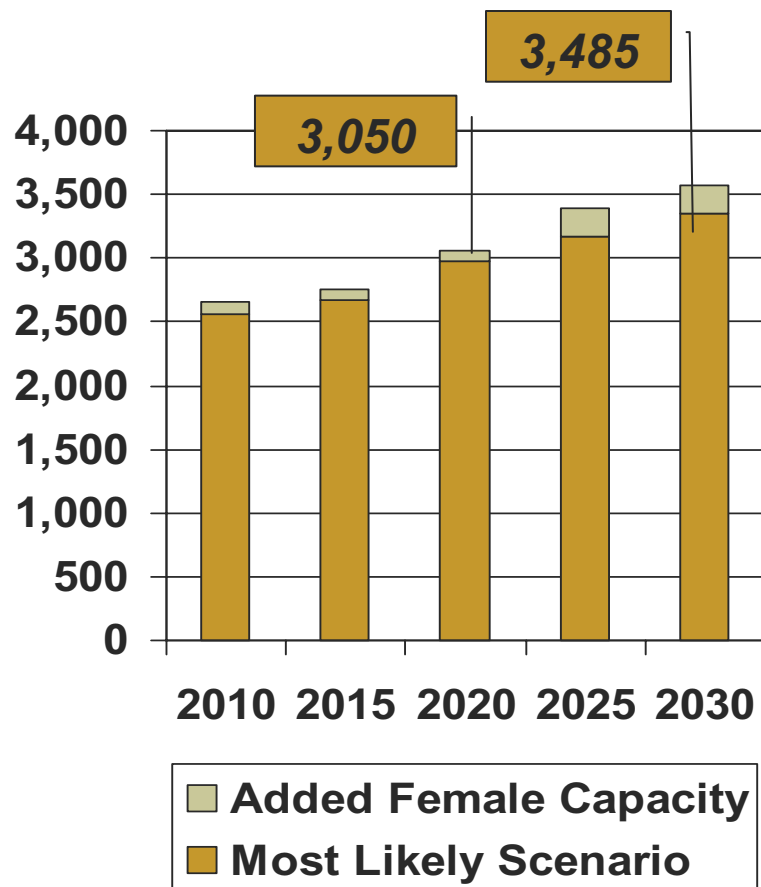


[Findings: Facilities]

What We Know:

- **Total system capacity = 2,272**
 - **County owns 55% of its capacity**
 - **45% of capacity should be restricted to minimum**
- **45% of capacity is in buildings that are more than 70 years old with significant maintenance issues**
- **All capacity is supported from services at HCJC**
- **Modification of HCJC will raise code compliance issues**
- **Beds available not consistent with population held**

Findings: Jail Population Will Grow

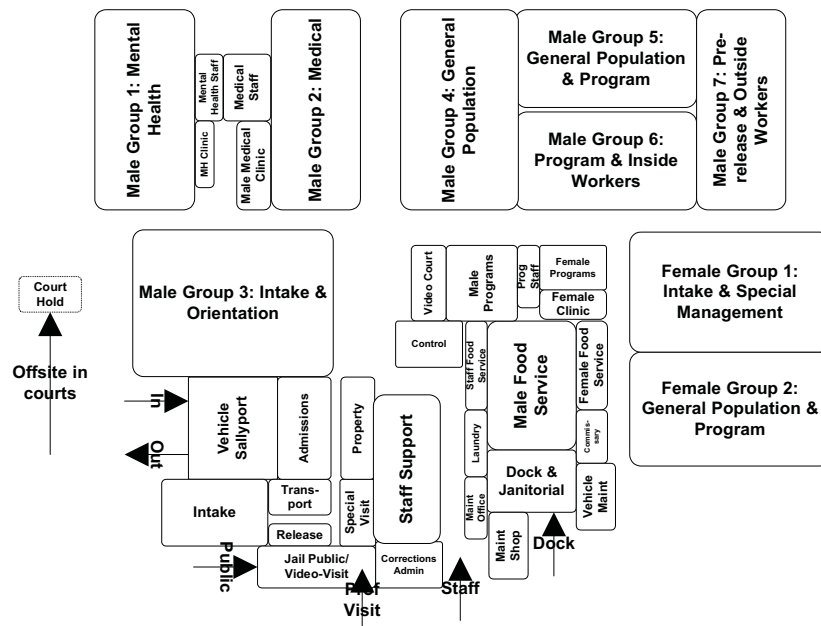


- Assumptions
 - County population will not grow immediately
 - Criminal justice practices will continue
- Additional female capacity is needed
- Build core for 25 years; build housing for 15 years.
- Targeted recidivism efforts extend capacity beyond 2020.
- Build flexible housing.

Actions Needed: Increased Capacity

2020 Capacity Needed =		3,057
HCJC (all male, maximum & medium)		1,240
Replace Queensgate, Reading Road & Turning Point	1,032	
Add new beds to reach 2020 capacity (relocate females)	785	
Combine in a new facility	1,817	
Total system capacity		3,057

Actions Needed: Efficient, Consolidated Second Facility



- Reduced movement
 - Video-arraignment
 - Self-sustaining support services
 - Consolidation of 3 facilities into 1
- Centralized services for female offenders
- Safe & appropriate housing for medical and mental health
- Secure, efficient, direct supervision dorms
- More efficient bed space utilization
- Program participation enhancement
- Appropriate central intake
- Opportunities for expansion

[Efficiencies Obtained]

- Cost Avoidance
 - Queensgate lease, taxes and maintenance
 - Enhanced ability to bid program and contract options
 - Reduced risk exposure
 - Reduced maintenance costs
- Operational Efficiency
 - Current staff : inmate ratio is more efficient than average
 - Current Hamilton County 1:3.79
 - Current Northeast = 1:2.2
 - With expansion, Hamilton County = 1:4.31
 - 170 new staff required for 785 new beds (\$7.5 million in salary & benefits)
 - Transportation staff vary based on location

Options Considered

- **Option A - Expansion at HCJC**
 - Raises code compliance issues with renovation
 - Most costly construction & site acquisition
 - Longer time to construct
 - More square footage is required
 - Disruptive to operations
 - Parking, land use and downtown development issues
 - Saves 10 transport staff
- **Option B - Expansion near downtown (5 – 10 minutes)**
 - HCJC is not disrupted
 - No code compliance issues at HCJC
 - Less costly construction and site acquisition
 - No parking and land use issues
 - All new construction
 - Saves 1-2 transport staff
- **Option C - Expansion at a distant location (45 + minutes)**
 - Similar to B in construction issues
 - Adds 6-8 transport staff, plus additional time for shared staff
 - Use is inconsistent with surroundings

All options are equal in terms of housing staff.

[Project Cost Estimation]

Item	Cost Estimate	Comment
Construction	\$180,297,776	includes design & construction contingencies & cost escalation
Site	\$10,528,300	Phase II Environmental and environmental clean-up to be determined
Professional Services	\$14,751,636	9% (design, consulting and legal fees)
Construction Related	\$6,641,747	permits, printing, advertising, construction interest, builders' risk insurance
Transition	\$939,768	training costs to be determined
Start Up	\$11,471,600	Supplies, equipment, etc.
Total Project Costs	\$224,630,827	

Assumes construction begins in 2nd quarter of 2008.

Construction cost: \$261/sq ft

Project cost: \$354-358/sq ft



Recommendation

Consolidate Queensgate, Reading Road and Turning Point Facilities at a second location near downtown with expansion possibilities

Questions and Discussion